

Combined Public Notice

Finding of No Significant Impact on the Environment and Notice to Intent to Request for Release of Funds

June 20, 2023
The Idaho Department of Commerce
700 West State Street
Boise, Idaho 83702
208-334-2470

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the The Housing Company and Idaho Housing and Finance Association (IHFA).

Request for the Release of Funds

On or about July 10, 2023 the Idaho Department of Commerce (Commerce) will submit a request to the US Department of Housing and Urban Development (HUD) for the release of Section 8 Project Based Vouchers under Section 8(o)(13) of the U.S. Housing Act of 1937, as amended, to undertake a project known as Alder Apartments in Twin Falls, Idaho. The purpose of this is to construct 72 new affordable units for multi-family rentals, 15 units will be subsidized through Project Based Vouchers. The total cost of the project from HUD and non-HUD funds is currently estimated at \$21,163,916 with an estimated PBV subsidy of \$198,408 annually for 20 years. The approximate 4.1 acres project site is vacant land located at the intersection of Kimberly Road and Hankins Road, Twin Falls, Idaho 83301.

Finding of No Significant Impact

Commerce has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. The Environmental Review Record (ERR) can be viewed at The Housing Company's

<https://www.thehousingcompany.org/> or Commerce's website <https://commerce.idaho.gov/> or an appointment may be made to obtain a copy at the Idaho Department of Commerce.

Public Comments

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comment to the Idaho Department of Commerce at 700 W. State Street, Boise, Idaho 83702, Attention Dennis Porter, Community Development Division or by email at dennis.porter@commerce.idaho.gov. All comments received July 7, 2023 will be considered by Commerce prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

Environment Certification

Commerce certifies to HUD that Jake Reynolds, in his official capacity as Administrator consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows Idaho Housing and Finance Association to use Program funds.

Objections to State Release of Funds

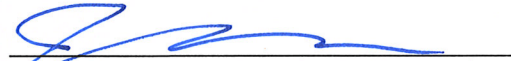
HUD will accept objections to its release of funds and Commerce's certification for a period of fifteen (15) days following the anticipated submission date or its receipt of the request (whichever is later) only if they are on one of the following bases:

- a. The certification was not executed by the Certifying Officer of Commerce;
- b. Commerce has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. The grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of the release of funds by HUD.
- d. Another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures at 24 CFR Part 58, Sec. 58.76 and shall be addressed to:

HUD-PIH Seattle contact:
Subject: Alder Apartments ERR
Email: Seattlepulichousing@hud.gov

Potential objectors should contact HUD to verify the actual last day of the objection period.



Signature
Jake Reynolds, Administrator

This Notice can be provided in a format accessible to persons with disabilities and/or persons with limited English proficiency upon request.

Se le puede proveer esta notificación en un formato accesible para las personas discapacidades y/o personas con conocimientos limitados del inglés a pedido.